

LEXINGTONS



FOR SALE



Canfield Place, Swiss Cottage, NW6
£56,000 Per Annum





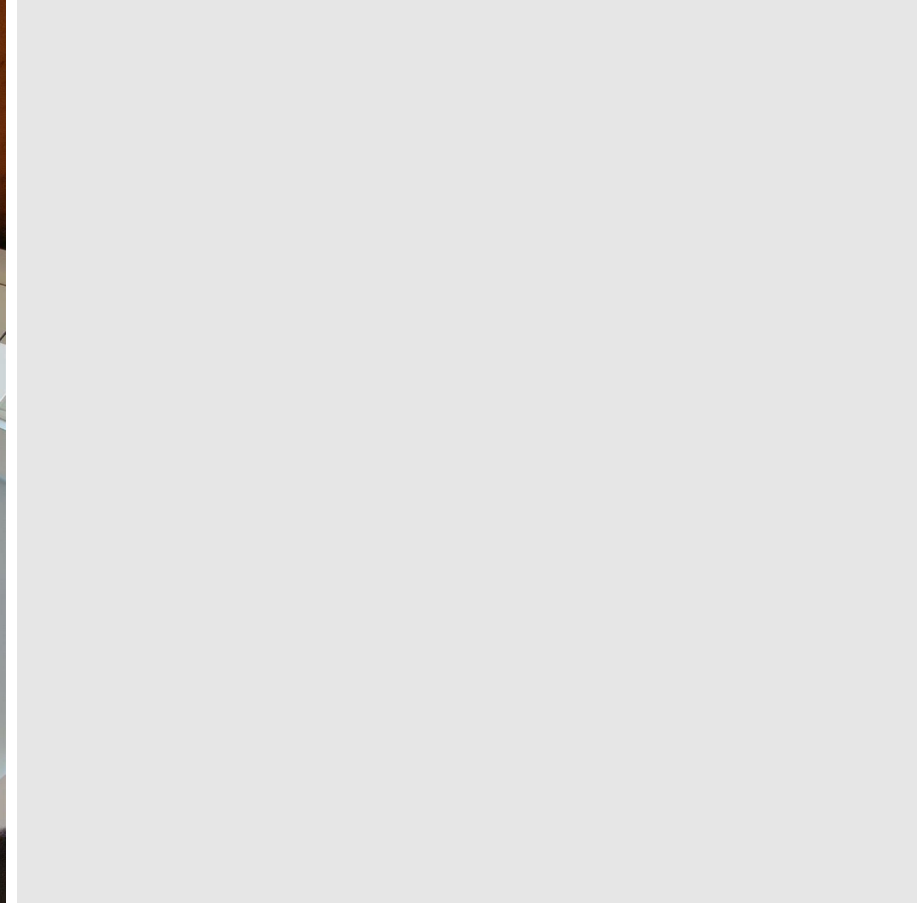
13-15 Canfield Place Swiss Cottage, NW6 3BT

- Versatile modern office space
- Located near Finchley Road station
- Conference/ boardroom
- Bright and spacious
- Vaulted ceilings
- 1870 sq ft
- First and second floors

Architects designed, versatile and modern office space located just minutes to Finchley Road Station. This luxury office suite occupies the first and second floors of a period building with vaulted ceilings and a flexible office environment. The office space occupies some 1870 sq ft and the present occupiers have used the space to create a large open-plan workspace, with two formal offices, a boardroom/conference room and additional workstation area. This suite is offered on a new lease with zero premium, complete with modern kitchen and bathroom facilities.

£56,000 Per Annum

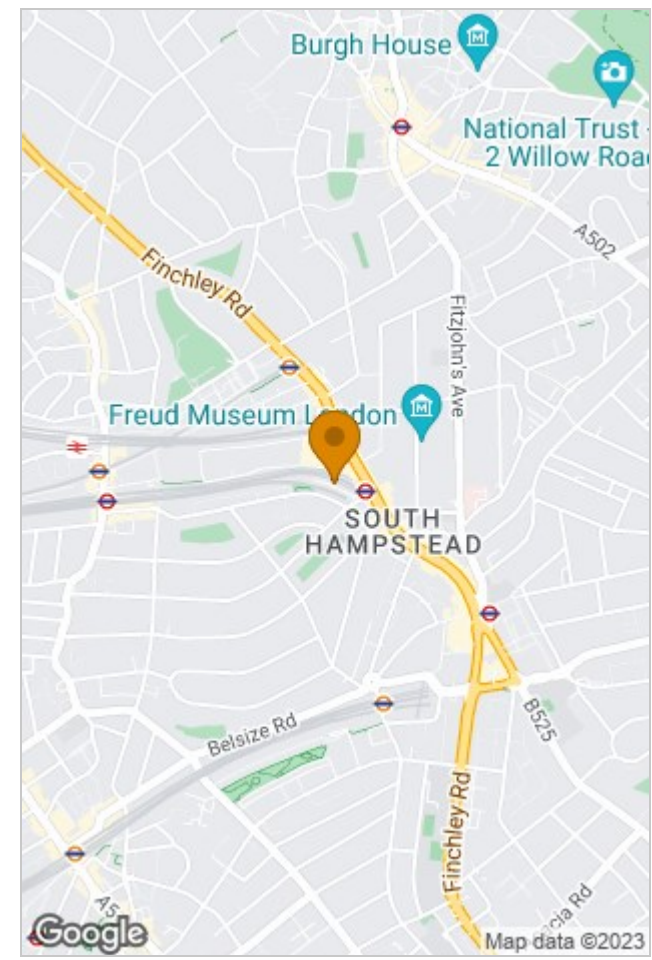




Directions







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	70
	EU Directive 2002/91/EC	
	England & Wales	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	
	England & Wales	

Viewing

Please contact our Lexingtons Sales and Lettings Office on 0207 435 7775 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.